

September 15, 2003

A special meeting of the Redmond City Council was called to order, pursuant to notice by Mayor Rosemarie Ives, at 7:34 p.m. in the Council Chamber. Councilmembers present were: Cole, Dorning, McCormick, Misener, Paine, Plackett, and Robinson.

REDMOND CITY HALL ARCHITECTURAL DESIGN SELECTION

The Mayor, City Councilmembers, Jon Runstad (Wright Runstad), Cindy Edens (Wright Runstad), and John Finke (National Development Council) comprised the Architectural Selection Committee. The following is a summary of their comments about what they liked most about each design.

MulvannyG2 Architecture

- the atrium/lobby - lodge feel of the lobby
- the river side view
- water feature around Council Chamber and entry to the building
- exterior terraced areas and outdoor spaces on the second and third floors
- open space in center of the campus for a large gathering
- building design works well with the river and draws people from the Sammamish River Trail to the campus and other open spaces for events
- shape of the building and location on the campus
- saves trees on the site
- trees behind the glass areas on the NE 85 Street side
- colors/natural materials, uses Northwest materials, recycled wood
- the impact that the Council Chamber had on the design
- rooftop mechanical equipment hidden in design
- design compliments the Redmond Library on NE 85 Street
- fireplace entry
- building is "human", not a square, has modulation
- the "central park"
- distinctive design, more than a city hall
- interesting elevations on every side of the building
- transparency between the two wings of the building
- open air feel
- ability for future expansion to the east
- roof terraced to the river
- soaring canopy at the entry

- second building aspect (configuration)

NBBJ

- use of space
- building oriented to the street so people can locate it
- river meandering, although unrealistic
- retail component
- site plan, fits well with the campus, with or without the river diversion
- south face elevation
- parking, easy access to covered parking
- stairs in the middle of building
- amphitheater
- environmental approach to water features

Zimmer, Gunsul, Frasca (ZGF) Partnership

- more flexibility for the use of open space with the breakup of the campus into smaller open spaces, broke up the green space and created smaller spaces for events
- exterior look of the building
- Council Chamber is incorporated into the lobby of the building
- reflection pond on river side and the look from the river
- draws the Public Safety, City Hall, and Senior Center buildings together
- spillway for roof runoff
- flexibility to expand the building
- morning side view
- blends with other campus buildings
- floor plan with main aisle
- not classic office space
- use of brick
- cafeteria on top

Discussion of Public Comments

Councilmembers were impressed with the number of positive comments received (134 total comment contacts received) and the turn out at the open houses. Councilmembers stressed the importance of these comments on influencing their selection.

Architect Selection

Upon a ballot vote, all eleven members of the Architectural Selection Committee unanimously chose MulvannyG2 Architecture as the architect for the new city hall.

Concerns about the Selected Design

The following is a summary of concerns/elements of the Mulvanny/G2 Architecture design that need further review.

- NE 85 Street modulation needs to be more inviting
- safety concerns about access to/through the parking lot
- value engineering could detract from the "magic" of the building
- without the Council Chamber, the design suffers
- shape and window treatment of the Chamber, looks like a silo
- entrance canopy out of proportion
- retain Northwest rustic feeling of building with more durable materials, i.e. less reliance on wood
- incorporate Chamber into lobby
- trellis on rectangle green space
- open space reduces flexibility of its use and draws people to the most undesirable building on the campus
- lack of surface parking near the front entrance, concern about access for people with disabilities
- solar intensity of west facing glass walls
- how the yellow/golden warm tones of the exterior contrast with the pink tones of the Public Safety Building
- lobby is larger than needed for the rest of the building

Next Steps

Ms. Cindy Edens explained that on Wednesday, September 17, 2003, the development team would meet with each of the three architects who participated in the design competition. The Design Review Board will have an opportunity to review the chosen design on Thursday, September 18, 2003, she added. Revisions will be incorporated into the design to determine a budget for the project, she noted. By the end of the year, the Council will be asked to authorize the Mayor to sign the lease with a guaranteed maximum price and bonds will be sold, she concluded.

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There being no further business to come before the Council, the Mayor adjourned the special meeting at 9:16 p.m.

MAYOR

CITY CLERK